

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 25 April 2025 10:39:39 UTC+01:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application  
DM/25/0961

## Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 25/04/2025 10:39 AM from Oliver Benson on behalf of Contaminated Land.

### Application Summary

Reference:	DM/25/0961
Address:	201 Junction Road Burgess Hill West Sussex RH15 0NX
Proposal:	Outline application with some matters reserved for five detached family houses including access.
Case Officer:	Katherine Williams

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### Comments Details

The application proposes the erection of five detached family homes. It should be noted that adjacent land has historically had uses that have the potential to lead to localised contamination, including a brick field, an electrical substation, and railway land. Given the possible contamination near the site and the sensitive nature of the proposed development, I recommend attaching a phased contaminated land condition to ensure the site is safely developed for its intended use.

Comments:

To aid in the contaminated land risk assessment, I would also note that Environmental Protection records indicate that diseased trees have been burnt on site on a few occasions over a number of hours. In a natural fire (burning only clean, untreated wood), the main concern is Polycyclic Aromatic Hydrocarbons (PAHs) impacting the topsoil in a localised areas where burning occurred.

Additionally, a discovery strategy should be attached. This strategy

would ensure that if contamination not identified through the desktop study is found, works will stop until a further assessment is made and additional remediation methods are implemented if necessary.

1. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:  
o all previous uses  
o potential contaminants associated with those uses  
o a conceptual model of the site indicating sources, pathways and receptors  
o potentially unacceptable risks arising from contamination at the site

and unless otherwise agreed in writing by the Local Planning Authority,

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

and, unless otherwise agreed in writing by the Local Planning Authority,

c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

2. The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority a verification plan by a competent person showing that the remediation scheme required and approved has been implemented fully and in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained.

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Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

3. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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Kind regards